

No. 2016-116

AN ACT

HB 447

Amending the act of April 6, 1951 (P.L.69, No.20), entitled "An act relating to the rights, obligations and liabilities of landlord and tenant and of parties dealing with them and amending, revising, changing and consolidating the law relating thereto," providing for death of a tenant.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. The act of April 6, 1951 (P.L.69, No.20), known as The Landlord and Tenant Act of 1951, is amended by adding a section to read:

Section 514. Death of Tenant.—(a) *Notwithstanding any other provision of this act or law, and if the deceased tenant is the sole tenant of the residential unit, the executor or administrator of the estate of a tenant who dies during the term of a residential lease shall have the option to terminate the lease upon fourteen days' written notice to the landlord on the later of:*

(1) *the last day of the second calendar month that follows the calendar month in which the tenant died; or*

(2) *upon surrender of the rental unit and removal of all of the tenant's personal property.*

(b) *Nothing under this section shall be construed to relieve the tenant's estate of liability for rent money or any other debt incurred prior to the date of termination of the lease, including damages to the premises and any expenses the landlord may incur as a direct result of the tenant's death, except that the tenant's estate shall not be liable for damages or any other penalty for breach or inadequate notice as a result of terminating a lease under subsection (a).*

Section 2. The addition of section 514 of the act shall apply to leases entered into or extended on or after the effective date of this section.

Section 3. This act shall take effect in 60 days.

APPROVED—The 2nd day of November, A.D. 2016

TOM WOLF